

LAND BOARD AGENDA ITEM
February 17th, 2009

**SET MINIMUM BID FOR LAND BANKING PARCELS # 28, 526, 527, 39,
 40 & 60
 TETON COUNTY**

Seller:	State of Montana, Department of Natural Resources and Conservation
Nominator:	<p>Parcels 28, 526, & 527 - Lessee, Lyman R Denzer</p> <p>Parcels 39 & 40 - Lessee, Deep Creek Ranch and Management Company</p> <p>Parcel 60 – Lessee, John A Burgmaier</p>
Location:	<p>Parcels 28, 526, & 527 - Are located 8 miles west of Brady.</p> <p>Parcels 39 & 40 – Are located 22 miles west southwest of Chouteau.</p> <p>Parcel 60 - Located 6 miles east of Power.</p>
Property Characteristics:	<p>Parcels 28, 526, & 527 – Grazing land that is an integral part of the Denzer Ranch and has improvements associated with their calving operation and offer little recreational value.</p> <p>Parcels 39 & 40 - These are two contiguous parcels of grazing land. They are mostly outside of the creek drainage, and offer little recreational opportunities due to the limited acreage and extremely steep slopes from the creek bottom to the bench lands above.</p> <p>Parcel 60 – Grazing land that is adjacent to other state lands however, the parcel is used by the ranch for calving purposes and has a calving barn and corral on the property.</p>
Access:	Parcels 28, 526, & 527 - Three parcels all of which are legally accessible by either county road or by adjacent state lands. However, these lands offer very little recreational value due to the proximity to buildings, calving barn, corrals and feeding grounds.

Parcels 39 & 40 – These parcels are entirely surrounded by the Deep Creek Ranch and are only publicly accessible for recreational purposes by walking within the high water level of Deep Creek for $\frac{1}{2}$ - $\frac{3}{4}$ of a mile. There is little recreational value associated with the state lands due to the small acreage, proximity to the residences and extremely steep terrain from the stream bottom to the majority of the state lands.

Parcel 60 – Accessible via a county road. However, the state parcel is used by the ranch for calving purposes and has a calving barn and corral on the property. Consequently the state land offers very little recreational opportunity.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
28	240	N/A	\$48,000	\$48,000	Common School
526	40	N/A	\$8,000	\$8,000	Common School
527	40	N/A	\$8,000	\$8,000	Common School
39	40	N/A	\$109,000	\$109,000	Common School
40	120	N/A	\$327,000	\$327,000	Common School
60	120	N/A	\$24,000	\$24,000	State Normal School
Total				\$524,000.00	